

9. *Significant Irreversible Changes Due to the Proposed Project*

Section 21100(b)(2)(B) and Section 15126.2(c) of the CEQA Guidelines require that an EIR analyze the extent to which the proposed project's primary and secondary effects would impact the environment and commit nonrenewable resources to uses that future generations will not be able to reverse. Specifically, the CEQA Guidelines state:

[u]ses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.

Therefore, the purpose of this analysis is to identify any significant irreversible environmental effects of project implementation that cannot be avoided.

Both construction and operation of the project would necessarily lead to the consumption of limited, slowly renewable, and non-renewable resources, committing such resources to uses that future generations would be unable to reverse. The new development would require the commitment of resources that include: (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and people to and from the project site.

Construction of the proposed project would consume certain types of lumber and other forest products, the raw materials in steel, metals such as copper and lead, aggregate materials used in concrete and asphalt such as sand and stone, water petrochemical construction materials such as plastic, petroleum based construction materials and other similar slowly renewable or nonrenewable resources. Additionally, fossil fuels for construction vehicles and equipment would be consumed. During operation of the proposed project, the following slowly renewable and nonrenewable resources would be required: natural gas and electricity, petroleum based fuels, fossil fuels and water. The California Administrative Code regulates the amount of energy consumed by new development for heating cooling, ventilation and lighting purposes. The commitment of resources required for the construction and operation of the proposed project would limit the availability of such resources for future generations or for other uses during the life of the project. However, continued use of such resources is consistent with the anticipated growth and planned changes on the project site and within general vicinity.

The proposed project would result in the commitment of the project site to residential development and recreational, eliminating other options for its use. In addition to the long-term commitment of land uses, the project would result in an increased commitment of certain public services to the proposed land uses. This includes the provision of police, fire, and emergency services, and solid waste disposal. However, as indicated in the Initial Study (Appendix C), impacts associated with these public services would be less than significant.



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